

HISTORIC LANDMARK ZONING OVERLAYS

HISTORIC LANDMARK ZONING OVERLAYS

INSIDE



METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

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I. INTRODUCTION

WHAT IS REVIEWED:

IN A HISTORIC LANDMARK OVERLAY

- New construction (primary and secondary structures)
- Additions – increased footprint, height or building envelope of an existing structure
- Demolition (in whole or in part)
- Relocation of structures
- Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet)
- Signage
- Repairs and Alterations to existing structures
- Setback Determinations

IN A HISTORIC PRESERVATION OVERLAY

- New construction (primary and secondary structures)
- Additions – increased footprint, height or building envelope of an existing structure
- Demolition (full or in part)
- Relocation of structures
- Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet)
- Signage
- Repairs and Alterations to existing structures
- Setback Determinations

THE HISTORIC PRESERVATION ZONING OVERLAY

Please also see *MHZC Hand Book*.

Neighborhoods in more than two thousand towns in the United States use historic zoning as a tool to protect their unique architectural characters. There are quantifiable reasons for historic zoning: it gives neighborhoods greater control over development; it can stabilize property values; it decreases the risk of investing in one's house; it promotes heritage tourism; it protects viable urban housing stock; it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for conservation zoning -- it protects our past for future generations, it nurtures a sense of community, and it provides a sense of place.

Historic zoning overlays are **locally** designated and administered by the Metropolitan Historic Zoning Commission (MHZC), an agency of the Metropolitan Government of Nashville and Davidson County. Historic zoning overlays are applied in addition to the base or land-use zoning of an area. *Historic zoning overlays do not impact use.*

Like the National Register of Historic Places, neighborhood conservation zoning honors an area's historical significance. With that recognition, certain exterior work on buildings—new construction, additions, demolition, and relocation—is reviewed to ensure that the neighborhood's special character is preserved.

There are three types of historic zoning overlays: historic preservation, neighborhood conservation and historic landmarks. In addition to the projects reviewed in a neighborhood conservation zoning overlay, historic preservation and historic landmark overlays also review exterior alterations to existing buildings -- like replacing siding or installing a fence. Overlays with historic preservation or historic landmark zoning are not more historically significant than those with neighborhood conservation zoning; rather, the MHZC with neighborhood input and direction of the Council member determined that this overlay is most compatible with the goals of the neighborhood and the MHZC.



I. INTRODUCTION

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within historic zoning overlay districts. Its nine members, appointed by the mayor, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission, architect(s) and others. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards, developed jointly by the MHZC and the residents of the neighborhood, which are used in determining the architectural compatibility of proposed projects. The guidelines provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on anyone's personal taste.

The guidelines protect the neighborhood from new construction or additions not in character with the neighborhood and from the loss of architecturally or historically important buildings.

By state and local legislation, design guidelines for historic overlays must be in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*—criteria developed by the National Park Service and used by private and public preservation organizations throughout the country. (Please see I.B.)

*IN A NEIGHBORHOOD
CONSERVATION OVERLAY
(NCZO)
(also B&B Homestays)*

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (in whole or in part)*
- *Relocation of structures*
- *Setback Determinations*

*WHAT IS NOT REVIEWED
IN HISTORIC LANDMARK
OVERLAYS*

- *Temporary banners/signage*
- *Temporary construction trailers*
- *Painting of wood*

I. INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

Within the zoning ordinance, “historic zoning” is used as the general term for Nashville’s three types of zoning overlay districts applicable to historic properties: historic preservation, neighborhood conservation, and historic landmark. The references to historic zoning in the ordinance and design guidelines are to be understood as neighborhood conservation zoning overlay, or simply conservation zoning.

A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a neighborhood conservation zoning district. Appropriateness of work must be determined in order to accomplish the goals of historic and neighborhood conservation zoning, as outlined in Article IX (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance:

1. To preserve and protect the historical and/or architectural value of buildings or other structures;
2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
3. To create an aesthetic appearance which complements the historic buildings or other structures;
4. To foster civic beauty;
5. To strengthen the local economy; and
6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.



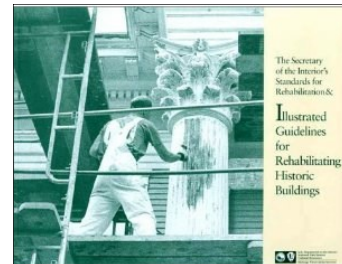
I. INTRODUCTION

B. *By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards shall be followed for alterations of all Historic Landmarks:*

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The full set of Secretary of Interior Standards may be found online at

www.cr.nps.gov/hps/tps/standguide/





I. INTRODUCTION

Historic Landmark Overlays (as of 7/2015)



21st Avenue South Firehall

21ST AVENUE SOUTH FIREHALL - The fire hall, located at 2219 21st Avenue, South, was constructed on property acquired by the city of Nashville on July 16, 1929, and was completed in 1930. The building was built in the Tudor Revival style popular in the adjoining neighborhoods. It is the second oldest fire hall in Nashville remaining in its original use. Designated 7/24/1999; Ordinance No. 099-1698

AIRDRIE - Located at 3210 Avenal Avenue, Airdrie is also known as the Buell-King or Petway House. Airdrie was constructed in the early 1800s as a two story log house. In 1910, Nashville architect George Norton renovated the house and gardens into the Classical Revival style it retains today. Several outbuildings associated with the original estate, including a barn and log cabin, are still maintained. Designated 9/25/2004; Ordinance No. BL2004-332



Log one-pen on Airdrie property.

BANK STREET - Bank Street has had several names over the years, the first of which is Clark Alley. Clark Alley is listed in city directories as early as 1856. It is possible that the street even predates that, but few maps exist from that time. Bank Street is unique in the fact that it is the only street in downtown Nashville that is paved with setts, also known as Belgian Block. Streets paved with setts are often mistaken for cobblestone, but are a separate form of paving. Cobblestones are round stones in their natural shape with sand and mortar in between, whereas setts are quarried rectangular stones, usually of granite, that fit together much like bricks. Setts are quieter and provide a better grip for horses, making them a more desirable form of paving than cobblestones, and became popular in the 19th century. Famous streets paved with setts include the Red Square in Moscow and the Champ-Élysées, the final stretch of the Tour de France. As more effective forms of paving came along, many streets paved with setts were redone. Most streets did not have the setts removed, but simply poured asphalt over them, which is why there are times when the asphalt wears down and Belgian Blocks can be seen underneath. However, due to its small size and infrequent usage, Bank Street was never repaved and still remains as it was 150 years ago. Designated 8/4/2015; Ordinance No. BL2015-1198



Bank Street.



I. INTRODUCTION

BELLS BEND PARK—Bells Bend Park is Located in western Davidson County, this park takes its name from a peaceful arc of the Cumberland River known as Bells Bend. Bells Bend Park opened to the public in 2007 after a decades-long dispute between residents and the city of whether or not to put a landfill in its location. The land on which the park is located was originally part of a land grant given by the state of North Carolina to state senator, Dr. James White, in 1789. For much of the 19th century, the farmland belonged to a branch of the Buchanan family. Their 1842 home still stands in the park today and is known as the Buchanan House. Several barns and outbuildings from around this time can also be seen at various places throughout the hiking trails. Evidence has been found that the small area north of the Cumberland River has had occupants for over 13,000 years. Archaeologists have excavated over 60 sites in the entire bend, many of which date back to the end of the Ice Age. Bells Bend Park, in particular, has produced many Paleo-Indian artifacts and more archaeological research has taken place there as a result than any other park in Nashville. Designated 8/4/2015; Ordinance No. BL2015-1188



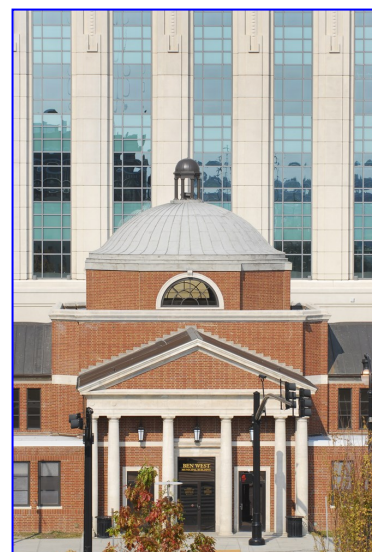
Bells Bend Park

BEN WEST LIBRARY - In 1965, the New Main Public Library opened on Eighth and Union (225 Polk Avenue) and was designated the Public Library of Nashville & Davidson County with its formal dedication in January, 1966. This library was designated as the Ben West Library in 1977. The Ben West Library was design by Bruce I. Crabtree, Jr. of Taylor and Crabtree as a modernist take on the columnar style of the Athens of the South. It was unique for libraries of its time because it not only served as storage for books but it design also considered the user with large windows and cozy reading spaces. Crabtree is known for designing the James K. Polk and Andrew Jackson state office buildings, the Murphy Center for athletics at Middle Tennessee State University, the Tennessee Performing Arts Center and churches, schools and libraries across the state. Designated 8/4/2015; Ordinance No. BL2015-1199



Vintage postcard shows the Ben West Library when it was new with a plaza area that is now a parking lot.

BEN WEST MARKET HOUSE - It's fitting that the old City Market is now a courthouse as the two have always been closely related. The Ben West Building (100 James Robertson Pkwy) was built in 1937 and designed by Henry C. Hibbs, the same architect who designed Peabody College, Scarritt College, and the Fisk University Library. The brick and concrete frame building originally had a copper roof and is known for its iconic dome. The makeup of the City Market is well



Ben West Market House



I. INTRODUCTION

documented. Dozens of stalls were placed throughout the main floor and dry goods could be found upstairs. The basement consisted of a garage and restaurant for shoppers. If the patrons did not wish to sit and wait for their food, a small café was also location on the main floor. After the City Market closed, the Ben West Building became known as the Safety Municipal Building. A large rear addition was constructed in 1956 that housed a fire department and city jail. Over the next twenty years, the building started to take on more and more court responsibilities and was renamed the Ben West Municipal Building in honor of Nashville's mayor from 1951-1963. The building underwent a massive \$6 million renovation from 2006 to 2007 as part of a large-scale plan to improve Nashville's court system. It now houses Chancery Court, Circuit Court, and several Metro Government offices. Designated 8/4/2015; Ordinance No. BL2015-1197



Buchanan Station Cemetery

BUCHANAN STATION CEMETERY - Buchanan Station Cemetery is associated with an early Tennessee pioneer settlement, Buchanan Station. In 1784 or 1785, Major John Buchanan Jr. moved from Nashboro to Buchanan Station to construct and protect one of the earliest mills in the county on Mill Creek. The successful defense of the Station in 1792 against hundreds of Indians is credited with protecting a larger plan to attack all of the settlements in the area. The first burial may be Samuel Buchanan, killed by Indians in 1786. John Buchanan Sr., killed by Indians in 1787, is thought to be buried in a rocked-in plot in the cemetery. After other burials, Major John Buchanan (1832) and his wife Sally (1831) were laid to rest there. Altogether, the cemetery includes about 67 burials, many with un-inscribed fieldstones. Designated 8/4/2015; Ordinance No. BL2015-1189



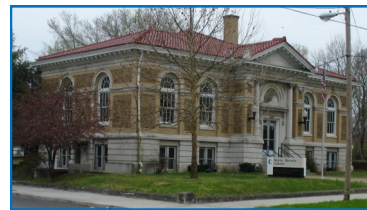
Cameron Middle School

CAMERON MIDDLE SCHOOL - Located at 1034 First Avenue South, the school was constructed with PWA funding support in 1939-40 and is important for its local significance in African-American social history. Cameron played a central community role for South Nashville's African-American population. The original school building is a Late Gothic Revival design by Nashville architect Henry C. Hibbs. McKissack and McKissack designed a large 1954 addition that accompanied the school's transition to a high school curriculum. Designated 5/21/2005; Ordinance No. BL2005-606



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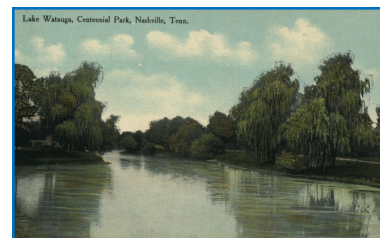
CARNEGIE: EAST BRANCH LIBRARY- The Carnegie: East Branch Library (206 Gallatin Ave) was designed by local architect C.K. Colley and built in 1919. The library was designed in the Beaux Arts style and constructed with a cut limestone exterior. The East Branch Library was one of four public libraries built in Nashville using funds donated by philanthropist Andrew Carnegie, of which only two remain. Designated 7/24/1999; Ordinance No. 099-1698



North Branch Library

CARNEGIE: NORTH BRANCH LIBRARY - The Carnegie: North Branch Library was designed by Nashville architect C. K. Colley in the Classical Revival style and built in 1915. This brick building was one of four public libraries built in Nashville using funds donated by philanthropist Andrew Carnegie, of which only two remain. Designated 7/24/1999; Ordinance No. 099-1698

CENTENNIAL PARK & THE PARTHENON - Centennial Park (2500 West End Ave) was listed in the National Register of Historic Places in 2008 as a designed historic landscape under criteria A and C for its local significance in art, architecture, landscape architecture, entertainment/recreation, and politics/government. As it was the location of the Tennessee Centennial Exposition in 1897 and has continued to be the home of the iconic replica of the Parthenon, Centennial Park has been, for over 100 years, a Nashville landmark that has made an excellent contribution to local history. Centennial Park contains buildings and monuments that both maintain historic integrity and are, in many case architecturally one of a kind. Furthermore, Centennial Park demonstrates many of the movements that were taking place at the national level, such as the parks movement, the playground movement, the recreation movement and the post-World War II modern period. The Parthenon was Landmarked in 1999. Designated 8/4/2015; Ordinance No. BL2015-1194



Historic postcard of Centennial Park

THE PARTHENON - Located at 2600 West End Avenue, the first Parthenon replica in Nashville was constructed to serve as the fine arts pavilion and centerpiece for the Tennessee Centennial and International Exposition in 1897. The replica was allowed to remain after the close of the exposition due to its popularity with the citizens of Nashville. The Parthenon was rebuilt between 1921 and 1931 using reinforced concrete and was repaired and restored again during the 1990s. The Parthenon and Centennial Park comprise the historic landmark district. Designated 7/24/1999; Ordinance No. 099-1698



Croft House



I. INTRODUCTION



Customs House

CROFT HOUSE - Located at 3725 Nolensville Road, the Croft House was built ca. 1815 by Michael C. Dunn, the Croft House was constructed in Federal style and altered with the addition of Italianate features beginning in 1875. It has remained unaltered since the 1880s. The house remained in the family until the deaths of sisters Margaret and Elise Croft in 1974 and 1985 respectively. The Croft sisters deeded their property, including the house, to the Children's Museum of Nashville with the stipulation that they be allowed to stay on the property for the remainder of their lives. Following Elise Croft's death in 1985, the Museum began development of the "Grassmere Nature Center". The Croft House is now leased to the Wildlife Park at Grassmere and is owned by the Metropolitan Government. The house, its surrounding outbuildings and grounds comprise the landmark district. Designated 7/24/1999; Ordinance No. 099-1698



Davidson County Courthouse

CUSTOMS HOUSE - Located at 701 Broadway, the construction of the Customs House began in 1875. President Rutherford B. Hayes visited Nashville to lay the cornerstone in 1877. The building is an impressive example of the Victorian Gothic style designed by Treasury architect William Appleton Potter and constructed in four sections. It was completed in 1916. Building ownership was transferred from the federal government to Metro Government in 1979, and the building was subsequently leased for redevelopment. Designated 7/24/1999; Ordinance No. 099-1698

DAVIDSON COUNTY COURTHOUSE - Designed by Frederick Hiron of New York and Emmons Woolwine of Nashville, the Davidson County Courthouse was the subject of an architectural competition. Its construction in the 1930s was supported by funding from the Public Works Administration, and the building is an example of the PWA Modern style characteristic of many public buildings of the New Deal period. Art Deco details and murals by artist Dean Cornwell are found inside. The Davidson County Courthouse has remained in municipal government use throughout its history. Designated 7/24/1999; Ordinance No. 099-1698



Eakin School

EAKIN SCHOOL & CAVERT SCHOOL BUILDINGS - Cavert School (2400 Fairfax Ave) was built in 1928 as a two-story brick elementary school to alleviate overcrowding in the public schools of west Nashville. Eakin School was built in 1936. Its square Doric classical colonnade and courtyard create an impressive entrance; it is an excellent example of PWA Modern style and one of Nashville's



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early New Deal projects. Both were designed and built by the Nashville firm of Tisdale and Pinson. Designated 4/7/2001; Ordinance No. BL2001-607

EAST LITERATURE MAGNET MIDDLE AND HIGH SCHOOLS - Located at 110 Gallatin Road, the former East High School building was completed in the 1932. Designed by Marr and Holman, a prominent Nashville architectural firm of the time, the building exhibits Art Deco stylistic characteristics. The former East Junior High School was completed in 1937 and designed by George Waller. It was part of the first phase of a large school construction project undertaken by the city with the aid of the Public Works Administration funds. The four story building exhibits Art Deco and Classical Revival details. The earliest building on the campus is the Gillespie-Malone house, which was moved from its original site fronting Gallatin Road to its present location to make way for the construction of East High in 1931. The house was constructed in 1915 in the Classical Revival style and clad in limestone. Designated 7/30/2004; Ordinance No. BL2004-280



East Literature Magnet Middle
and High Schools



Fehr Elementary School

FEHR ELEMENTARY SCHOOL AND THE WARNER HOUSE – The Fehr Elementary School, located at 1622 5th Avenue North, is important because of its association with the Civil Rights Movement in Nashville. The adjoining Warner House, located at 1612 4th Avenue North, was listed as a good example of late 19th century architecture. It is among the oldest remaining homes in the Salemtown neighborhood that has not been greatly altered. Designated 11/21/12 ; Ordinance No. BL2012-263

FIRE HALL FOR ENGINE COMPANY No. 18 - Located at 1220 Gallatin Avenue. This fire hall, built c.1930, has experienced little physical change in approximately 75 years. This fire station was conveniently located along a major road serving areas that were seeing widespread suburban home construction in the 1920s and 30s. Fire stations are representative of suburban growth and the expansion of cities since they are one important way the city of Nashville provided services to its newly annexed neighborhoods. Designated 5/22/2006; Ordinance No. BL2006-1032



Fire Hall for Engine Company
No. 18

FORT NEGLEY - Located at 1100 Fort Negley Boulevard, Fort Negley was built in 1862 by the Union army as part of a chain of fortifications surrounding the city during its two-year occupation. Slaved and free blacks constructed the fort of stone,



Fort Negley



I. INTRODUCTION



The Hermitage

logs, earth, and railway iron. Abandoned after the war, the fort was partially reconstructed during the 1930s as part of a WPA project and opened to the public. Closed by the city in 1945 due to its poor condition, the fort was stabilized and reopened with interpretation as a ruin in 2004. Designated 5/21/2005; Ordinance No. BL2005-604

THE HERMITAGE - Located at 4580 Rachel's Lane. Andrew Jackson was the first President not to come from aristocracy. Despite his ordinary heritage, he built The Hermitage in Nashville, a stunning Ante-bellum plantation now restored as a museum dedicated to Old Hickory. The property includes the first Hermitage cabins, where the former penniless orphan and future political leader and his beloved wife, Rachel, lived before achieving financial and political stability.

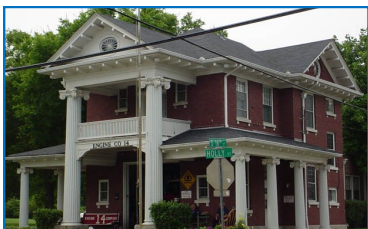


Hall-Harding-McCampbell House

Designed in the Greek Revival style, The Hermitage was erected in 1819. Rachel died in 1828 and was buried in the Hermitage gardens on the east side of the home. Shortly after her death, Jackson was inaugurated the seventh president of the United States and served two terms. In 1834, while he was in Washington, the Hermitage was severely damaged by fire. In 1837, Jackson had the house rebuilt with the front of the home was painted white to conceal the smoke that blackened the bricks. Jackson died in 1845 and was buried in the gardens next to his beloved Rachel.

Today, The Hermitage is one of the most popular attractions in Nashville. It has been meticulously furnished just as it was in 1836 during President Jackson's retirement. Designated 8/20/2008; Ordinance No. BL2008-273

HALL-HARDING-MCCAMPBELL HOUSE - Located at 305 Kent Road, the Hall-Harding-McCampbell house is a two-story brick house believed to have been constructed around 1805 by William Hall. It was listed in the National Register of Historic Places in 2009 as a good example of the Federal style in Nashville and Davidson County. The nomination states that few houses of this age exist in Davidson County. Designated 7/16/2013, Ordinance No. 2013-468



Holly Street Fire Hall

HOLLY STREET FIRE HALL - Located at 1600 Holly Street, the fire hall was designed by Nashville's first municipal architect, James Yeaman, and was completed in 1914. The red brick neoclassical style building harmonizes with the surrounding residential neighborhood and was the city's first built to house motorized fire



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vehicles. The Holly Street Fire Hall has been continuously used as a fire hall since its construction. Designated 7/24/1999; Ordinance No. 099-1698

HUME FOGG MAGNET SCHOOL - Located at 700 Broadway, Hume-Fogg Magnet School sits on land formerly occupied by Hume School, (1855), Nashville's first public school, and Fogg High School (1875). These two schools were demolished to make way for the present building, completed in 1912. The four story, stone clad building was designed by William Ittner of St. Louis in the Norman Gothic style with Tudor Gothic details. The original Gothic style, multi-light windows have been replaced except within the central bay on the façade. Designated 7/30/2004; Ordinance No. BL2004-280



Hume Fogg Magnet School

IDLEWILD - Located at 712 Neeleys Bend Road and also known as the Robert Chadwell House, Idlewild was built ca. 1874 and is an outstanding example of Italianate architecture. Its construction illustrates the Italian Villa style in a farmhouse. Italianate detailing was not often favored for rural farm house construction but is more often encountered in urban settings. In that respect Idlewild is unique in Davidson County. Designated 3/22/1990; Ordinance No. 090-1109)



Idlewild

KELLYTOWN ARCHAEOLOGICAL SITE - The Kellytown site represents a major Mississippian period (AD 1000-1450) Native American town established on a high terrace overlooking the Little Harpeth River. The available radiocarbon dates suggest Kellytown was occupied toward the latter portion of the Mississippian period. This town is one of several previously identified Mississippian period sites within the Little Harpeth River valley. The distribution of these large Mississippian period towns suggests there was extensive settlement and use of the Little Harpeth River valley some 500 to 700 years. The presence and distribution of the palisades, structures, burials, and other features provides explicit proof that intact archaeological resources occur within the undeveloped tracts of land southeast of the Old Hickory Blvd/Hillsboro Road intersection. Designated 8/4/2015; Ordinance No. BL2015-1195

LINDSLEY HALL - Located at 724 2nd Avenue South, Nashville architect Adolphus Heiman designed this 1853 Collegiate Gothic Revival style structure, the only surviving building from the University of Nashville. Originally used for



I. INTRODUCTION



Lock One

classrooms and a chapel, Lindsley Hall was the home of the Nashville Children's Museum from 1944-73 and now houses Metro offices. Its present name honors Dr. Philip Lindsley and his son, Dr. John Berrien Lindsley, who served as presidents of the university. Designated 11/19/2004; Ordinance No. BL2004-406

LOCK ONE - Lock One (1530 Lock Rd) is one of the only remnants of the failed canalization of the Cumberland River at the turn of the century. The Cumberland was vital trade route that helped sustain Nashville's early economy. However, the popularity of large steam ships in the late 19th century threatened that prosperity, as the Upper Cumberland is too shallow and rocky for such ships to travel through safely. As a solution the U.S. Army Corps of Engineers constructed a series of twenty-one locks and dams from Nashville to Smith's Shoals, Kentucky to improve travel through the area. The poorly funded project took from 1888 to 1924 to complete and did little to improve river navigation. Lock One was the first lock of the project completed, built in 1898. Construction was put on hold briefly and the rock-filled timber crib dam was finished in 1904. Many of the locks and dams were submerged or demolished when more efficient dams were erected in the 1930s and 1940s. Designated 8/4/2015; Ordinance No. BL2015-1192



Lock Two

LOCK TWO - Lock Two Park is one of the only remnants of the failed canalization of the Cumberland River at the turn of the century. The Cumberland was vital trade route that helped sustain Nashville's early economy. However, the popularity of large steam ships in the late 19th century threatened that prosperity, as the Upper Cumberland is too shallow and rocky for such ships to travel through safely. As a solution the U.S. Army Corps of Engineers constructed a series of twenty-one locks and dams from Nashville to Smith's Shoals, Kentucky to improve travel through the area. The poorly funded project took from 1888 to 1924 to complete and did little to improve river navigation. Lock Two is almost completely intact. Completed in 1908, the land wall has been well preserved, as have the concrete steps with the river gauge running up the side. There is still visible evidence of mooring features and the lockkeeper's house and several small outbuildings stand nearby. Designated 8/4/2015; Ordinance No. BL2015-1191



Locust Hill

LOCUST HILL - Located at 834 Reeves Road, this house, also known as the Hays - Kiser House, was built by Benjamin D. Wills ca. 1805 and acquired soon after by Charles Hays (1777 - 1854), a prosperous farmer, founder of the Baptist Church at



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Antioch, and generous benefactor of the community. The house is one of few surviving buildings from Nashville's first quarter century of settlement. It embodies the distinctive characteristics of Federal style architecture. Locust Hill is unique as an architecturally sophisticated frontier house with outstanding quality craftsmanship. Designated 5/22/1989; Ordinance No. 089-697

MARTIN LUTHER KING JR. MAGNET SCHOOL - Located at 613 17th Avenue North and formerly Pearl High School, the original portion of this Art Deco building was completed in 1937 and designed by the prominent African-American architectural firm of McKissack and McKissack. For many years Nashville's only high school for black students, Pearl is significant as a community anchor for African Americans during segregation. The school was a project of the Public Works Administration (PWA) and maintains a high degree of architectural integrity with replacement windows and doors representing the only significant changes to the façade. Additions to the original structure include a vocational building (1945) and gymnasium (1964). Designated 7/30/2004; Ordinance No. BL2004-280



Martin Luther King Jr. Magnet School

MCGAVOCK-HARRIS-GATEWOOD-WEBB HOUSE - Located at 908 and 914 Meridian Street. Residential structure built as a McGavock family home in the 1840s with additions in the 1870s and 1910s. Constructed by James McGavock's (1791-1841) daughter, Lucinda McGavock Harris and her husband George Harris, the house is the oldest residence on a 640 acre tract first deeded to David McGavock, James' father, in 1786. Originally facing south, the house was renovated in the 1870s to face east to Meridian Street when the greater parcel was subdivided into smaller parcels for residential development. The P.A.L. House, located at 914 Meridian Street is adjacent to 908 Meridian and was a part of the McGavock estate before being subdivided as a separate parcel in 1905. This house is a large buff-colored brick bungalow that appears to date to c.1910 and was constructed by John J. Keyes, superintendent of Public Schools for Nashville. This is an intact example of the bungalow form and a transition to Craftsman style from a Classical Revival aesthetic. Designated 5/22/2006; Ordinance No. BL2006-1034



McGavock-Harris-Gatewood-Webb House

MUNCIPAL AUDITORIUM - Talks of creating a convention center (417 4th Ave N) in Nashville began in the 1940s. In 1949, construction was authorized by the General Assembly and Nashville's citizens voted in approval of building a



Municipal Auditorium



I. INTRODUCTION



Nashville City Cemetery



Nashville City Reservoir



Oman House

convention center. Construction wouldn't begin, however, until 1957 when the old Bijou Theater was torn down to make room for the auditorium. Construction took five years and the Nashville Municipal Auditorium officially opened on October 7, 1962 when it hosted a revival meeting for the Church of Christ. Since its inception, the Municipal Auditorium has hosted a wide array of athletic and musical events. It has been home to several basketball and hockey teams throughout the years, as well as hosted rodeos and roller derbies. In 1994, the auditorium was the site of the National Gymnastics Championship. Nearly every big name band and musician from the past fifty years has graced its stage at some point. No matter the genre, everyone from Elvis, to the Rolling Stones, to Tim McGraw has been to the Municipal Auditorium. It's also the only place in Tennessee that Michael Jackson ever performed, which he did as a child in the Jackson 5. In 2013, the first floor of the Municipal Auditorium became the home of the Musician's Hall of Fame and Museum. Designated 8/4/2015; Ordinance No. BL2015-1200

NASHVILLE CITY CEMETERY - Located at 1001 4th Avenue South and opened in 1822 as a city-owned public cemetery, the Old City Cemetery is the burial place of more than 22,000 people, including James Robertson and his family; William Driver, the U. S. Navy captain who named the flag "Old Glory"; Mabel Lewis Imes and Ella Sheppard, members of the original Fisk Jubilee Singers; Brigadier General Felix Zollicoffer, first Confederate officer killed in the West in the Civil War; William Carroll, governor of Tennessee; and fourteen Nashville mayors. Designated 11/19/2004; Ordinance No. BL2004-406. Visit Nashville City Cemetery website

NASHVILLE CITY RESERVOIR - Located at 1401 8th Avenue South and built between 1887 and 1889, the Reservoir is an elliptical masonry structure with a holding capacity of slightly more than 51 million gallons in two sections. In 1912, the southeast wall broke, pouring 25 million gallons toward the fair grounds. There was property damage, but no lives were lost. The gate house visible from nearby streets and highways contains the valves that control the flow of water from one side of the reservoir to the other. Designated 11/19/2004; Ordinance No. BL2004-406

OMAN HOUSE - 511 Oman Street (formerly McMurry Avenue) was constructed in the 1930s by the Crab Orchard Stone Company to serve as the main office of the Oman Construction Company, of which Crab Orchard was a subsidiary. To honor



I. INTRODUCTION

the company name, the building is made entirely of Crab Orchard Stone, including the shingles. This rare Tennessee sandstone comes from the Crab Orchard Mountains and was highly valued for construction in the first part of the 20th century. It gained popularity after it was used to construct Scarritt College in Nashville in the 1920s and has since been used for buildings and flagstone across the U.S. and overseas. The Oman Construction Company dates back to 1877 when John Oman Sr., a Scottish stonemason, came to Nashville. His skills were in high demand; he was a contractor for many buildings and bridges in Nashville and other cities. His most famous work was on the exterior of the St. Thomas Church in New York City. His son, John Oman Jr., founded the Crab Orchard Stone Company in 1929 and would eventually take over all of Oman Construction Company. During the half century that it was run from the 511 Oman St. office, the company would expand to have projects on six different continents. The Oman Construction Company would leave the 511 Oman St. location in 1989 and today makes software used by construction companies. It has been used as the office for the Metro Parks since 1990. Designated 8/4/2015; Ordinance No. BL2015-1193



Omohundro Water System

OMOHUNDRO WATER SYSTEM - The Omohundro Water Filtration Complex, located at 1400 Pumping Station Road and begun in 1888, was the first step in a plan to improve Nashville's waterworks system at the end of the nineteenth century. The complex consists of an intake device in the Cumberland River as well as brick buildings on shore which pump and temporarily store the water. The oldest structure, the pumping station, was completed in 1889; the filtration plant was built in the 1920s and has had several sensitive additions. The interior of the filtration plant is of special interest, with parallel brick arcades, a diamond-patterned terrazzo tile floor, and marble control stations. The complex is still in use, pumping ninety million gallons a day throughout the county. Designated 11/19/2004; Ordinance No. BL2004-406

SHELBY PARK & THE US NAVY RESERVE TRAINING CENTER - Shelby Park is located at Shelby Avenue and South 20th Street (401 S 20th St) along the Cumberland River. It is named for John Shelby, a prominent doctor who owned much of East Nashville, including the land where the park is located. Shelby Park had its beginning as an amusement park at the turn of the century. The company that owned the amusement park went bankrupt in 1903 and the site was bought by the Parks Board in 1909. The Board spent a few years acquiring more land before



Shelby Park



I. INTRODUCTION



US Naval Reserve Training Center

opening the park on July 4, 1912. The first city park baseball league was started there by the YMCA in 1915. Many of the first buildings in Shelby Park were part of a 1912 master plan laid out by Eugene Castner Lewis, the same man who built the Parthenon in Centennial Park. Among these were Sycamore Lodge, Mission House, and a large Dutch windmill overlooking the Cumberland River. Unfortunately most of these buildings have since disappeared, due to disrepair and a fire in the 1940s. Another long-gone piece of park history is the pool, which stood from 1932 to 1961, that was used by the Army during WWII for river assault boat training.



Shelby Street Bridge

The most significant building still standing in the park today is the US Naval Reserve Training Center, located in Meredith Grove, and listed in the National Register of Historic Places under Criterion A, for its local significance in military history, and under Criterion C for its design by notable Nashville architect Edwin A. Keeble. Constructed in 1948-1949, the US Naval Reserve Training Center building is a result of the United States Navy's need for additional reserve facilities across the nation following the close of World War II. The training, military action, and disaster assistance of the Naval reservists and units in Nashville indicate a strong connection between the city and the Naval Reserve. In addition to the military role, the US Naval Reserve Training Center is also significant for its architecture. Uniquely designed to resemble a ship's prow by Nashville architect, Edwin A. Keeble, the US Naval Reserve Training Center reflects Keeble's duty in the Navy during World War II as well as previous experience designing National Guard Armories during the New Deal era. The connection to such a notable Nashville architect, who later designed many prominent Nashville buildings including the Life & Casualty Tower, a 1950s modern skyscraper, illustrates local significant for architecture, under Criterion C. Designated 8/4/2015; Ordinance No. BL2015-1187



Smith Farm House

SHELBY STREET BRIDGE - Built from 1907-09 as the Sparkman Street Bridge, this bridge connected downtown to the residential suburbs of east Nashville. Howard Jones, a railroad engineer, was employed by the county as its designer and construction supervisor. The concrete bow-string trusses he designed at the west end of the structure were an engineering rarity. The bridge closed to automobile traffic in 1998 and reopened for pedestrian use in August 2003, providing outstanding views of the river and the downtown skyline. Designated 11/19/2004; Ordinance No. BL2004-406



I. INTRODUCTION

SMITH FARMHOUSE - Located at 8600 Highway 100, this property, of which approximately 1.6 acres are designated as a historic landmark district, contains a farmhouse begun ca. 1815 and associated outbuildings. The farmhouse derives its significance from association with the Smith family, rural Davidson County merchants who operated country stores in the communities of Pasquo, Una, and Brush Creek for over 170 years. The house is an outstanding example of a traditional farmhouse in rural Davidson County and is unique in its illustration of evolving architectural influences, from early Tennessee log construction to later Victorian and Bungalow periods. Designated 9/20/1989; Ordinance No. 089-919



Stone Hall

STONE HALL - Stone Hall (1014 Stones River Rd) is a 9.6 acre parcel that includes multiple historic buildings and serves as a trailhead for the Greenway system. The primary structure is a Colonial Revival house constructed in 1918 for the Dempsey Cantrell family, following the East Nashville Fire of 1916, when the Cantrells left Russell Street for the then-rural Donelson-Hermitage section, on land owned by Mrs. Cantrell's father. Noted Nashville architect George D. Waller was the architect and Elly Hayes was the stone mason. Eversong Cabin, overlooking the Stones River, is believed to be a historic log cabin moved to this location from Wilson County in the early 20th century. Nora Johnson Cantrell, the original owner of Stone Hall, was a published poet, and she used this cabin as an artist retreat for other poets, authors, and artists. The property is listed in the National Register of Historic Places. Designated 8/4/2015; Ordinance No. BL2015-1190



Sunnyside

SUNNYSIDE - Located at 3000 Granny White Pike, this Greek revival house was home to Mary Childress Benton, the widow of Jesse Benton, who left Nashville after a famous feud with Andrew Jackson in 1813. She acquired the approximately 40-acre farm in 1852 and built this house. Sunnyside (so named by Mrs. Benton's great-niece for its open and bright location) stood between Confederate and Union lines during the Battle of Nashville in 1864. A twentieth century owner, Granville Sevier, added brick wings to the house and built the stone office; his heirs sold the property to the city of Nashville after his death in 1945. Designated 11/19/2004; Ordinance No. BL2004-406

TWO RIVERS MANSION - Located at 3130 McGavock Pike and also known as the David H. McGavock House, Two Rivers Mansion was constructed in 1859. The mansion is one of the earliest, most significant, and best preserved of the early



Two Rivers Mansion



I. INTRODUCTION



Staircase at Union Station

Italianate style houses in Middle Tennessee. The house is the second house to be erected on the Two Rivers Farm, so named because of its position at the junction of the Stones and Cumberland rivers. The earlier house also remains and with the mansion and adjacent grounds comprises the landmark district. Designated 7/24/1999; Ordinance No. 099-1698

UNION STATION - Located at 1001 10th Avenue South, Nashville's Union Station was designed in the Richardsonian Romanesque style and completed in 1900. The station's architect, Richard Montfort, served as chief engineer of the Louisville and Nashville Railroad. Union Station was acquired from the railroad by the Federal Government and subsequently transferred to the ownership of the Metro Government and leased for redevelopment as a hotel. Designated 7/24/1999; Ordinance No. 099-1698



Warner Parks

WARNER PARKS - The Warner Parks historic landmark district is comprised of the historic elements found in the park. The Warner Parks consist of acreage acquired by the Nashville Board of Parks Commissioners under the direction of Percy Warner and Edwin Warner between 1927 and 1931. The parks contain many man-made landscape and architectural features built to blend with and accentuate the natural environment. Many features were constructed using Works Progress Administration (WPA) funds and workers during the 1930s and early 1940s. Designated 7/24/1999; Ordinance No. 099-1698 and BL2015-1196



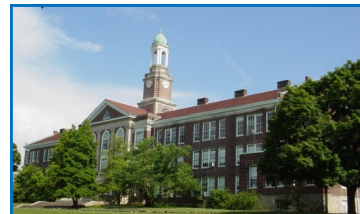
Welch Library

WELCH LIBRARY - The house, also known as the Neal-Grizzard House, has a long history with the medical community. Edward M. Neal, president of Spurlock-Neal Company constructed the home c. 1907 and lived there until 1911. The house is one of the first to be built in this area that was considered rural in 1907. The outbuilding, which was used as a garage and servant quarters, was likely constructed at the same time since it matches the home in materials. Mr. Neal, originally from Lebanon, was one of the original owners of Spurlock-Neal Company, a “drug-house” formed in 1886. Prior to that, Mr. Neal ran a successful retail drug store. Dr. Grizzard owned the home from the late 1920s to 1965. Dr. Grizzard was House Surgeon at Nashville General Hospital from 1906-1908. He was not only a graduate of Vanderbilt University but also was a member of the teaching and surgical staffs. Free Will Baptist College purchased the home in 1965 as part of an expansion of the



I. INTRODUCTION

College that had been in the neighborhood since 1942. A newspaper report of the sale described the house as having 20 rooms and that the college planned to use the building for classrooms and teachers' offices. Designated 8/4/2015; Ordinance No. BL2015-1267



West End Middle School

WEST END MIDDLE SCHOOL - Located at 3529 West End Avenue and formerly West End High School, the building was completed in 1937. Designed by Donald Southgate, a prominent Nashville architect of the time, the school exhibits Colonial Revival and Georgian Revival stylistic characteristics. The three story building, following a typical progressive "I" shaped plan, is constructed of red brick veneer and stone and topped by a clock tower supporting a copper dome. The school is significant as one of three new high schools designed to serve Nashville's growing population built during the 1930s with PWA funds. A gymnasium was added in 1964 to the east side of the main building. Also located on the campus is a 1938-42 football field and stadium. Designated 7/30/2004; Ordinance No. BL2004-280

WPA MUNICIPAL GARAGE AT ROLLING MILL HILL - Constructed in the 1930s, the municipal garage consist of seven, one story brick buildings that were laid out in an orthogonal grid. The buildings reflect the major investment in city infrastructure made by public works building projects of the Depression era. The structures retain a high degree of physical integrity, including bowed steel truss roof systems, original metal frame windows, stepped parapet rooflines, and decorative brick detailing. Designated 11/19/2004; Ordinance No. BL2004-406



WPA Municipal Garage

II. BUILDING SITE



Warner Parks is an example of a Landmark that includes multiple historic buildings, structures and site features.

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations and photographs are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

Some Historic Landmark Districts consist only of the historic building and the land immediately underneath it. Other landmark districts consist of a building *and* the landscape surrounding the landmark. Often this landscape or *site* is an integral part of the landmark's importance and construction on or alteration of the site may have an impact on the landmark building itself. The following guidelines are intended for use when construction is proposed on a landmark site:

1. Features of the site that are important in defining the overall character of the landmark should be identified, retained, and preserved. Removal or radical change of site features which are important in defining the overall historic character of the landmark should be avoided.
2. Removal or relocation of buildings or landscape features which are historically related to the landmark shall be avoided.
3. Repair of deteriorated landscape or site features rather than replacement is encouraged where possible. Addition of conjectural landscape features which would create a false sense of historic development should not occur.
4. Construction of new buildings adjacent to the



Historic windows at the North Branch Library were approved for repair in 2013.



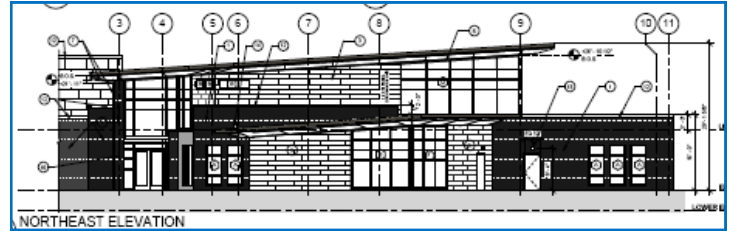
II. BUILDING SITE

landmark building shall not detract from or diminish the value of the landmark itself. Standards 9 & 10 from the above guidelines address new construction and shall be applied when new buildings are proposed in a landmark district.

5. New or added exterior site features shall be placed so as not to detract from or diminish the value of the landmark itself.

6. Site work including construction of parking and utility work shall be undertaken carefully so as not to disturb architectural or archaeological features of the landmark site.

New parking should be placed to the rear of the landmark building to minimize adverse visual impact. Parking surface should be selected to minimize harm to the landscape surrounding the landmark. Excavation work should be carefully undertaken and care shall be used to properly record any archaeological materials encountered.



The Sevier Park Community Center is an example of new construction on a Landmark site.

III. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.



Sunnyside is an example of a Landmark where demolition of a non-contributing building was approved.



III. DEMOLITION

B. GUIDELINES

1. Demolition is not appropriate

a.If a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b.If a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a.if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the property;

b.If a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the landmark and its removal will result in a more historically appropriate visual effect on the property; or

c.If the denial of the demolition will result in an economic hardship for the property as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

IV. SIGNAGE

INTRODUCTORY PROVISIONS

Intent

The purpose of these regulations is to preserve the historic character of Landmark properties located in the Downtown Code area and follow the basic principles and guidance of the “Downtown Codes Sign Standards” as adopted 1/30/2013. *As of April 2013, the following Landmarks were listed in the DTC: Customs House (701 Broadway), Davidson County Courthouse, Hume Fogg Magnet School (700 Broadway), Lindsly Hall (724 2nd Ave S), Shelby Street Bridge, Union Station (1001 10th Ave S), WPA Municipal Garage at Rolling Mill Hill.* The “Downtown Codes Sign Standards” breaks signage guidance up by “street types.” The Landmark guidelines closely follows the guidance for “Pedestrian Street” type.

Applicability

- These sign regulations apply to all properties that are designated as a Historic Landmark
- Signage that is cut into the face of the building is prohibited.
- Signage located on the interior of a building or attached to the inside of glass windows is not reviewed.
- Sandwich board signs and 3-dimensional sidewalk signs that are brought into the building at the close of each business day shall not be reviewed by the MHZC but may require review by Public Works.
- Historic signage should be retained. Removal of historic signage may take place as a Modification.

Sign Permit Applications

Applications for sign permits shall be made with and reviewed by the Metro Historic Zoning Commission (MHZC). All sign applications that do not involve Modifications shall only require MHZC administrative approval.

Common Sign Plan

A common signage plan regulates signage for multiple businesses or tenants within one building or complex. A

common sign plan is mandatory for all new developments and sign Modifications.

- A common signage plan shall provide for consistency among signs with regard to at least four of the following: materials; location of each sign on the building; sign proportions; color scheme; lighting; lettering or graphic style.
- The common signage plan shall establish an allowable area of signage for existing and future tenants with regard to all allowed sign types.
- The common signage plan shall indicate existing nonconforming signs as well as the amount and locations of on-premise signage to be allocated to each tenant under the new plan.

MODIFICATIONS

Sign Permit Modifications

Requests for modifications to sign standards are reviewed by the Metro Historic Zoning Commission. If the property is also within a MDHA redevelopment district, approval from the MHZC is all that is needed. Two additional types of Modifications for signage related permits may be requested and are outlined below.

Modifications for Exceptional Design

Creative signage that does not fit the specific regulations of these guidelines may be considered by the MHZC, based on its merits, as they relate to all of the following design criteria:

- Architecture
- The configuration or location of the building or property
- Building scale
- Legibility
- Technical competence and quality in design, construction and durability

Applications for this type of Modification require submittal of a common sign plan for the property in question. Approval of any related structure (i.e. canopy) will require review by all applicable agencies. Exceptional design modifications shall



IV. SIGNAGE

not permit electronic changeable copy where it is otherwise not permitted.

Modifications for Tourist-Oriented Businesses

Tourist-oriented businesses within DTC zoning may receive Modifications to allow greater sign area and use of digital technology. To qualify as a tourist –oriented business a business shall:

- Have a minimum permanent fixed seating capacity of 500; and
- Offer lawful activities or services to the general public of cultural, historical, recreational, educational, or entertainment purposes.

Applications for this type of Modification require submittal of a common sign plan for the property in question. Approval of any related structures (i.e. canopy) will require review by all applicable agencies. Tourist-oriented business Modifications shall be reviewed according to the design criteria listed under Modifications for Exceptional Design, in addition to the following:

- Large electronic or illuminated signs shall not adversely impact residential or hotel uses.
- All signs shall conform to the lighting standards of the DTC.
- See section on changeable copy for additional information on changeable copy.

RIGHT OF WAY ENCROACHMENTS

Where a sign is proposed to encroach into the public right-of-way an application shall be made with the Public Works Department in addition to the sign permit application with the MHZC. Both applications shall include the requirements of the Public Works Department available at their website: www.nashville.gov/Public-Works/Developer-Services.aspx, in addition to the MHZC submittal requirements.

NON-CONFORMING SIGNS

Sections 17.40.660 and 17.40.690 of the Metro Zoning code apply. This section further clarifies them.

Building Signs

A sign shall be brought into compliance with the provisions of these design guidelines if a sign permit is required to rebuild the sign. This does not include a panel change in a non-conforming cabinet sign, which shall be permitted.

Ground Signs

An existing ground sign may change the face or panel of a sign that does not meet the area or height standards within these design guidelines. However, in no instance shall there be an increase in the degree of nonconformity. All new panels shall conform to all illumination standards therein.

A sign shall be brought into compliance with the provisions of these design guidelines if at any time the sign is altered, repaired, restored or rebuilt to the extent that the cost exceeds fifty percent of the estimated replacement cost of the sign (in current dollar value). All permits within any six consecutive calendar months shall be aggregated for purposes of measuring the fifty percent standard.

All Signs

If the alteration or repair is caused by involuntary damage or casualty, the design may be altered or repaired to its pre-damaged condition.

Repair and Maintenance

A sign may be removed or taken off-site for repair and maintenance. The sign must be returned to the original location within 90 days of removal.

IV. SIGNAGE

Allocation of Sign Area

The maximum sign area for each type of sign is established in the following tables. Specific requirements for each sign type are shown on the subsequent pages.

For each cell in the table, there is a maximum allowed sign area that may be utilized with any combination and any number of signs associated with that cell, unless otherwise noted.

The measurements for “linear feet” shall be at grade.

Building Signs

Wall Sign
Awning Sign
Canopy Sign
Projecting Sign

1.5 square foot of sign area per 1 linear foot of building façade or 36 square feet, whichever is greater.

When a projecting sign is used on the building, an additional 0.50 square feet of sign area per 1 linear foot of building façade shall be permitted, for a total 2 square feet per 1 linear feet of building façade.

Shingle Sign

9 square feet per sign

Ground Signs

Monument Sign

24 square feet

Skyline Signs—area determined by average height to of building

75’ to 100’
101’ to 200’
201’ and taller

480 square feet
600 square feet
720 square feet



IV. SIGNAGE

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IV. SIGNAGE

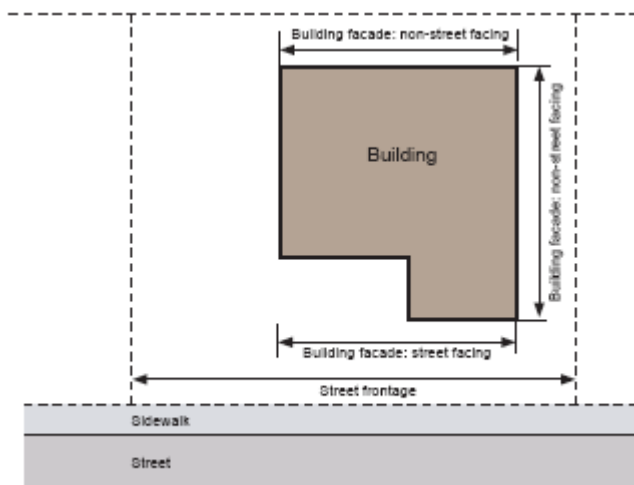
GENERAL STANDARDS

Materials

All permanent, on-premises signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, glass, fiberglass and or Plexiglass. On-premises permanent signs shall not be constructed of nonrigid materials including, but not limited to, vinyl, fabric, canvas, or corrugated plastic. The provisions of this subsection shall not apply to approved, permitted canopies, awnings and porticoes.

Building Façade and Street Frontage Measurement

In determination of number of stories of a building, rooftop additions shall not be considered within the number of



stories.

OTHER SIGN TYPES

Non Street Facing Signs

Non street-facing building facades and alley frontages, not otherwise regulated, are allocated 1 square foot of sign area per 1 linear foot of building façade, to a maximum of the sign area permitted for the primary street frontage.

This includes lots adjoining open spaces, pedestrian walkways,

or parking areas. Ground signs are not permitted on non-street facing building facades or alley frontages.

Temporary Signs

Temporary signs shall follow the standards of 17.32.060.

Painted Signs

All painting of masonry, whether for signage, to change the color of the building, or for artwork shall be reviewed by the MHZC. (Please see section on “walls” for guidance on painting a masonry building.) Painted signage may be considered by the MHZC as modification, based on the following design criteria:

- Should only be added to rear elevations or exposed upper secondary elevations and should not cover transoms, columns, cornices, decorative elements, openings and architectural features or require the enclosure of openings.
- Painted on main facades or the first level of buildings are not appropriate.
- Generally, a painted sign should not be more than 125 square feet in size.
- Painted signs should serve as a sign for the current occupant(s) and should not advertise off-site businesses or products.
- Generally, painted signage should not have lighting; however, if lighting is necessary, it should be between one and two gooseneck lights or another type of light that can be hidden by an architectural feature. Metallic, fluorescent and day-glow paints are not appropriate.

Auto-oriented Canopy/Awning Signs

The allocation of signage for auto-oriented canopies and awnings shall be measured as wall signs and shall only be used on the canopy/awning. See the section for Canopies and Awnings for information on the design of canopies and awnings.



IV. SIGNAGE

Parking Lot Signs

A pole-mounted projecting sign is allowed for surface parking lots with no associated building. One sign per street frontage is allowed. The maximum size shall be 36 square feet per sign. The side of the sign shall be attached to the pole and the pole will be considered the “building façade.” All projecting sign standards shall apply; parking lot signs shall follow the standards of a 1-story building.

KEEP IN MIND

- There is no limit to the number of Building Signs per property, with the exception of neon signs.
- Sign entitlements are limited only by the total amount of square footage allowed on the property, the maximum sizes of signs and the required placement of signs, with the exception of neon signs.
 - For example, if a building is allowed 100 sq. ft. of Building Signs, that can be use in one 100 sq. ft. sign or in five 20 sq. ft. signs. The only limit is the maximum dimensions of the sign type.
- Non-street facing facades are allowed signs.
- Contact the MHZC with questions.

IV. SIGNAGE

Building Sign: Wall Sign

Description

A wall sign is a building sign that is attached flat to, or mounted away from but parallel to, the building façade.

A wall sign may be painted on the building façade, in some instances, as a modification.

General Provisions

- A wall sign shall be located lower than the window sills of the top floor for multi-story buildings.
- No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
- No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
- A wall sign cannot cover windows or architectural details.
- An exposed raceway shall be finished to match the background wall or be integrated into the overall design of the sign.
- A wall sign can be externally or internally illuminated in accordance with the section on Illumination.

Design Standards

A Overall area allocation (max)	(see allocation of sign area)
B Projection (max)	2 inch OR 13 inches for internally lighted or neon signage
C Exposed Raceway height	50% of the letter height, OR if the Raceway is used as the sign background, the Raceway may extend 3 inches beyond the largest part of the sign.

Refer to Illumination section for additional raceway standards and permitted locations.





IV. SIGNAGE

Building Sign: Awning Sign

Description

Awning Signs are a type of building sign. Graphics and symbols are painted, sewn or otherwise adhered to the awning material as an integrated part of the awning itself.

General Provisions

- Only awnings on first and second story windows may contain signs.
- A maximum of one sign is allowed per awning face.
- An awning sign may only be externally illuminated.
- See the Awnings section of the design guidelines for additional information on the design of awnings.
- An awning sign cannot cover architectural details.

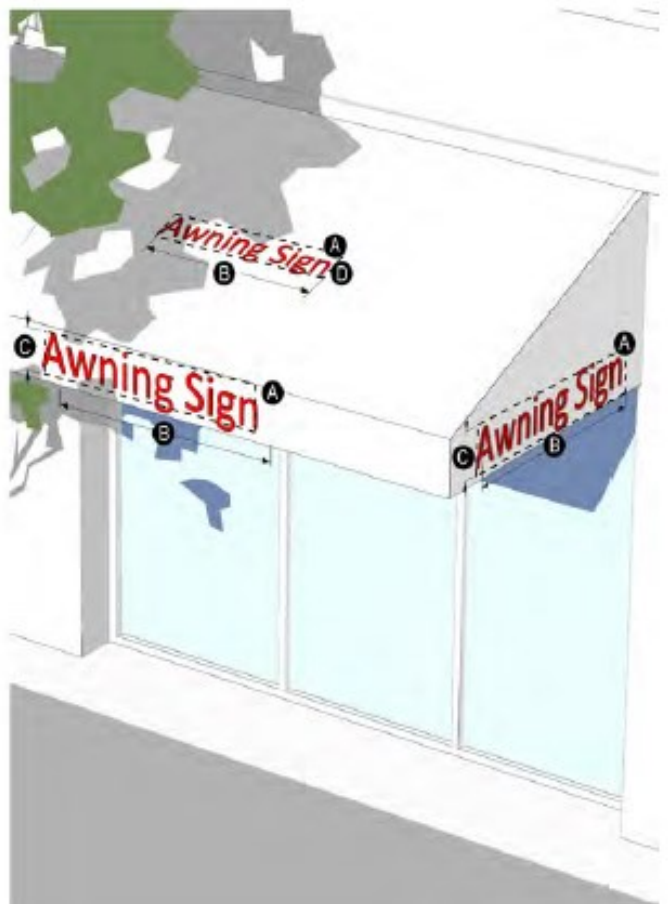
Design Standards

A Overall area allocation (max) (see allocation of sign area)

B Sign Width 75%
(max % of awning width/depth)

C Height of text and graphics on valance 2 feet
(max)

D Max area of sloping plane covered by sign 50%



IV. SIGNAGE

Building Sign: Canopy Sign

Description

A canopy sign is a type of building sign that is attached above, below or to the face of a canopy.

General Provisions

- A canopy sign cannot extend outside the overall length or width of the canopy. However a canopy sign may extend above or below the canopy provided the sign meets all other design standards.
- Maximum of one sign per canopy face.
- Raceways are permitted for signs extending below or above the canopy.
- A canopy sign can be externally or internally illuminated in accordance with the Illumination section.
- Cabinet signs are not permitted as canopy signs.
- A canopy sign cannot cover architectural details.

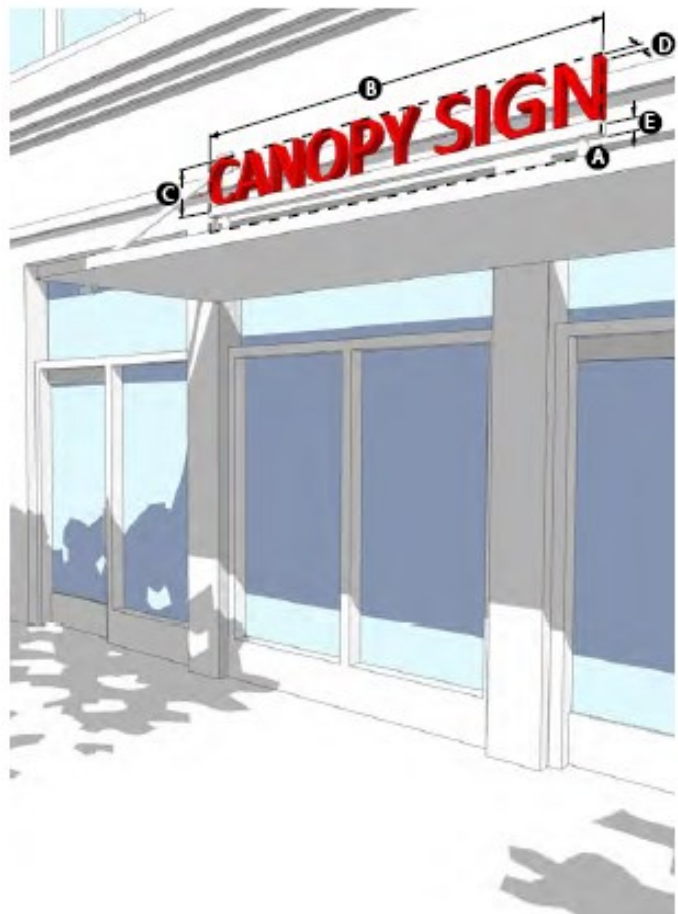
See the Awning/Canopy section of the design guidelines for additional information on the design of canopies.

- This definition does not include freestanding canopies over fuel pumps.

Design Standards

A Overall area allocation (max)	(see allocation of sign area)
B Sign Width	75%
C Height of text and graphics (max)	2 feet
D Depth (max)	13 inches
E Exposed Raceway height (max)	50% of the letter height OR if the Raceway is used as the sign background, the Raceway may extend 3 inches beyond the largest part of the sign.

Refer to illumination section for additional raceway standards and permitted locations.





IV. SIGNAGE

Building Sign: Projecting Sign

Description

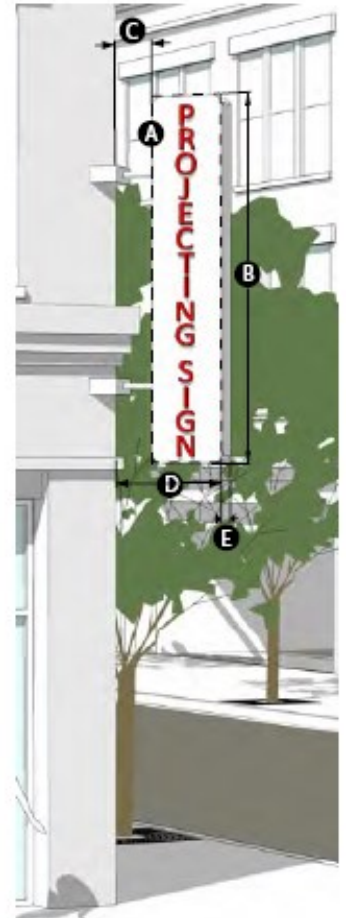
A projecting sign is a type of building sign that projects outward from the façade, typically at a ninety degree angle. Projecting signs are typically, but not always, vertically oriented and generally mounted above the first floor.

General Provisions

- A projecting sign must be located at least 25 feet from any other projecting sign. When building width prohibits adherence to this standard, flexibility shall be permitted through Modification to be reviewed by staff.
- A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used, however, in no case shall the sign exceed the maximum dimensional standards below.
- A projecting sign shall be located below the windows sills of the third story.
- The top of a projecting sign shall not extend above the building eave or top of parapet.
- A projecting sign can be externally or internally illuminated in accordance with the Illumination design guidelines.
- Projecting signs that are 3-dimensional may be permitted through a modification.
- A projecting sign cannot cover windows or architectural details.

Design Standards

A Overall area allocation (max)	(see allocation of sign area)
B Height (max)	
1 story buildings	10 feet
2 and 3 story buildings	16 feet
4 or more story buildings	20 feet
C Average spacing from façade (min)	1 foot
D Projection Width (max)	6 feet
E Depth of Cabinet (max)	2 inch or 18 inches for internally lighted or neon signage



IV. SIGNAGE

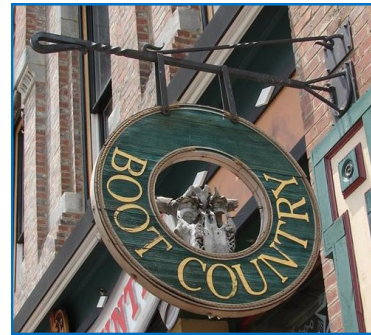
Building Sign: Shingle Sign

Description

A single sign is a smaller building sign that projects outward, typically at a ninety degree angle, and hangs from a bracket or support that is located over or near a building entrance.

General Provisions

- Signs shall be located within 8 feet of an active pedestrian building entrance. This does not include service entries or entries that primarily remain locked.
- An active pedestrian entrance at the corner of a building is allowed signs on both streets.
- A shingle sign shall be located below the window sills of the second story.
- A shingle sign shall not be internally illuminated.
- A shingle sign cannot cover windows or architectural details.



Design Standards

A Area (max)	9 square feet
B Height (max)	3 feet
C Spacing from façade (min)	6 inches
D Width (max)	3 feet
E Depth (max)	6 inches





IV. SIGNAGE

Ground Sign: Monument Sign

Description

A monument sign is a ground sign that is attached along its entire length to a continuous pedestal.

General Provisions

- Monument signs shall only be allowed when the existing building face is set back from the public right-of-way by at least 20'.
- Each property, which allows a monument sign, is permitted one per street frontage. One additional monument sign is allowed for properties with 300 or more feet of street frontage on one street. Where more than one sign is permitted, signs along the same street frontage shall be spaced a minimum of 200 feet apart.
- A monument sign must be set back at least 5 feet from the front property line.
- A sign erected on the top of a retaining wall is required to meet the standards for a monument sign. The height of the wall shall be included in the overall height calculation. In this case, the 5 foot minimum setback is not required.
- A sign affixed to the face of a retaining wall or seat wall that is an integral part of a plaza or streetscape design may utilize the sign area allocated to wall signs. In this case, the 5 foot minimum setback is not required.
- A monument sign can be externally or internally illuminated in accordance with the Illumination section of the design guidelines.

Design Standards

A Sign area (max per sign)	(see allocation of sign area)
B Height (max)	5 feet
C Depth (max)	18 inches



IV. SIGNAGE

Skyline Sign

Description

A building sign is attached flat to or mounted away from the building façade. Sign may be parallel to the building façade or vertical. Located on the upper band of a building.

General Provisions

- A skyline sign is only allowed on buildings greater than 75 feet in height.
- A skyline sign must be located within the top third of the building.
- No portion of a skyline sign may extend above the roof line or above a parapet wall of a building with a flat roof.
- No more than one skyline sign per façade is allowed. However, additional skyline signs may be allowed as a Modification for Exceptional Design.
- Raceways are not permitted on skyline signs.
- A skyline sign can be internally (but not externally) illuminated in accordance with the Illumination section of the design guidelines.

Design Standards

A Area (max)	(see allocation of sign area)
B Height (max)	14 feet
C Width (max % of façade length)	50%





IV. SIGNAGE

Illumination

Illumination of signs shall be in accordance with the following requirements:

External Illumination

- External light sources shall be placed close to, and directed onto the sign and shielded to minimize glare into the street, sidewalks or onto adjacent properties.
- Projecting light fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the sign.

Internal Illumination

- Channel letters may be internally lit or back-lit.
- For cabinet signs, the background must be opaque. Only graphics, text and logos may be illuminated, and a halo of one inch around graphics, text, and logos may be non-opaque.
- Exposed neon may be used for lettering or as an accent.

Prohibited Light Sources

The following light sources are prohibited:

- Blinking, flashing, chasing, and sequential lighting.
- Bare bulb illumination.

Raceways and Transformers

- Visible transformers are prohibited.



External light sources



Internally lit channel letters



Back lit channel letters



Internally lit cabinet signs with darker backgrounds

IV. SIGNAGE

Changeable copy signs shall be in accordance with the following requirements:

Description

- Manual changeable copy sign. A sign or portion of a sign that has a readerboard for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device. Changeable copy is changed or re-arranged manually or mechanically without altering the face or the surface of the sign.
- Electronic changeable copy sign. A sign or portion of a sign that displays information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the sign.

Usage

- Manual and Electronic changeable copy is allowed for Tourist Oriented Businesses only when used in conjunction with a wall sign or a monument sign provided the changeable copy portion is no greater than 50% of the built sign area.

Spacing

- The closest edge of an electronic changeable copy sign must be a minimum distance of 100 feet from any residential zoning district.
- An electronic changeable copy sign must be separated from another electronic changeable copy sign by at least 50 feet.

Duration

- Any image or message or portion of the image or message must have a static display for minimum duration of eight seconds.
- Transition time must be immediate.
- No portion of the image or message may flash, scroll,

twirl, change color or in any manner imitate movement.

Brightness

- The sign must not exceed a maximum illumination of 7,500 nits during daylight hours and a maximum illumination of 750 nits between dusk to dawn as measured from the sign's face at maximum brightness.
- Electronic changeable copy signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level.



IV. SIGNAGE

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V. APPENDIX

Definitions

Addition: New construction that increases the footprint, height, or building envelope of an existing structure.

Alteration: A replacement or change in a building material; the addition or elimination of any architectural element of a building; a repair that reconstructs any part of an existing building; construction of, or change to, an appurtenance.

Appropriate: Suitable for, or compatible with, a property or district, based on accepted standard and techniques for historic preservation.

Appurtenances: Fences, walls, paving, streetlights, curbs, gravel, signs, satellite dishes, fountains, mailboxes, and other accessory or adjunct permanent built features related to a building or streetscape.

Certificate of Appropriateness: See Preservation Permit.

Character-Defining Features: Individual physical elements of any structure, site, street, or district that contribute to its overall historic or architectural character, and for which it is recognized as historically or architecturally significant.

Demolition: The tearing down of a building in whole or in part.

Elevation: A scaled drawing that illustrates the view of a side of a building.

Facade: An exterior side of a building.



V. APPENDIX

Historic: *A structure or site, usually constructed by 1957 or earlier, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Marquee: *A permanent roof-like shelter over an entrance to a building. Marquees are usually flat roofed and sometimes have supporting posts on the side opposite the side of the marquee that attaches to the building and may include signage and lighting. Historically, marquees were used typically for hotels and theaters. Also see “Canopy”.*

New Construction: *Any freestanding structure on a lot constructed after the designation of the conservation zoning district.*

Non-Historic: *A structure or site, usually constructed after 1957, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Orientation: *The directional expression of a building’s front façade.*

Period of Significance: *The time frame in which a neighborhood developed or was platted into building lots and substantially built out with structures, based on the criteria for listing in the National Register of Historic Places.*

Preservation Permit: *A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on property within the boundaries of an historic or conservation zoning district. A preservation permit is required before getting a building permit. Previously called Certificate of Appropriateness.*

V. APPENDIX

Public Facade: *The exterior faces of buildings that front public streets.*

Public Right of Way: *A publicly owned and maintained street or walkway.*

Public Space: *Any area that is either owned, leased or for which there is held an easement by a governmental entity, or an area that is required to be open to the public.*

Reconstruction: *Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.*

Rehabilitation: *The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

Repair: *See alteration.*

Shall: *What must happen.*

Should: *What must happen unless circumstances illustrate why an alternative is more appropriate.*

METROPOLITAN HISTORIC ZONING COMMISSION

Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, TN 37204

Phone: 615-862-7970
Fax: 615-862-7974

The Metropolitan Historic Zoning Commission reviews applications to create new historic overlay districts and reviews and approves preservation permits in historic and conservation districts for new construction, alterations, additions, repair and demolition. For design guidelines, permit applications, and meeting information, visit us at www.nashville.gov/mhc.

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GOV](http://WWW.NASHVILLE.GOV)**



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